

# Village News

**MONTHLY BOARD OF DIRECTOR'S MEETING  
MONDAY JANUARY 26, 2015 ~ 7:00 TO 9:00 P M**

**MONTHLY ASSESSMENT FEE ~ \$350.00 is due the 1st of each month.**

Please include a late fee of \$35 if paid after the 15th. Remember to include your unit number on your check or money order. **NO CASH PLEASE.**



[www.ashborough.managebuilding.com](http://www.ashborough.managebuilding.com)

This web site contains all governing documents of Ashborough.

**HOLIDAY DECORATIONS ~**

Please make sure all decorations are removed by January 15th. Anything left up after that date will be removed by the maintenance staff.

**FREEZING PIPES ~** Remember to cut off your outside faucet. To do this, the outside cut off is usually the "2nd" handle above the hot water heater. Turn it to the right until it stops. Go outside and open up the exterior faucet and let all the water drain out. If after doing this our outside faucet is leaking, you should call a plumber to replace your water cutoff on the inside of your unit.

**Please remember, you own all the water pipes inside the walls.**

The 2nd step in helping to prevent freezing water pipes is to leave your kitchen cabinets open under the sink and your kitchen faucet dripping when the temperature is below

freezing. Units with the kitchen sink on the outside wall are especially vulnerable when the freezing weather hits. If you have a unit next to you that you know is abandoned (either by bank or owner) please report that to the office so we can try to gain access to winterize these units.

The **WELCOME HOME** sign has been moved beside the Ashborough Sign at the Entrance. Please watch for the "Freeze Warning" sign. Then leave faucets dripping and the cabinet doors open under the kitchen sink.

**KEYS:** Declarations Page 21 #6 specifies the office MUST have a copy of your door key for Emergencies of gas or water problems. Both are on central lines and YES, we do have emergencies. Last week the pipes froze and broke in nine (9) units and flooded their neighbors.

**CHILDREN:** Ashborough has provided two (2) places designed for children to play. 1) the playground and the 2) play court, both located beside the Tennis Court. The Ashborough Declarations on Page 22 #9 specifies no activities are permitted on Common Areas. Children may play in their back yards or playground or play court. Children should never play in the streets or on the sidewalks for their own personal safety.

Declarations on web site listed below

**PLEASE clean-up behind your pets**

**Please SLOW DOWN the speed limit in Ashborough is 10 MPH**



**DECEMBER EXPENSES**

<u>Expenses</u>	<u>Amount</u>
Collections	\$ 1,780.53
Concrete	\$ 17,149.00
Electricity	\$ 844.61
Painting	\$ 2,360.00
Gas	\$ 17,659.61
Insurance	\$ 8,326.99
Landscaping	\$ 4,500.00
Office Expense	\$ 1,053.71
Payroll	\$ 7,933.54
Payroll Taxes	\$ 1,956.05
Pest Cont	\$ 600.00
Prop. Maint.	\$ 3,340.54
Trash	\$ 2,043.88
Trees	\$ 6,600.00
Water & Sewer	\$ 28,285.71
<b>TOTAL</b>	<b>\$ 104,434.17</b>

**Ashborough Condominium Association  
P.O. Box 7268, Marietta, GA 30065  
O-770.422.8192 f-678.829.0720  
ashborough@bellsouth.net  
www.ashborough.managebuilding.com**

# Village News

MONTHLY BOARD OF DIRECTOR'S MEETING  
 MONDAY FEBRUARY 23, 2015 ~ 7:00 TO 9:00 PM

**MONTHLY ASSESSMENT FEE** ~ **\$350.00** is due the 1st of each month.

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**POSSIBLY ONE (1) MORE FREEZE ~ Check the sign at the entrance for warnings**

Please remember to cut off your outside faucet. To do this, the outside cut off is usually the "2nd" handle above the hot water heater. Turn it to the right until it stops. Go outside and open up the exterior faucet and let all the water drain out. If after doing this our outside faucet is leaking, you should call a plumber to replace your water cutoff on the inside of your unit. **Please remember, you own all the water pipes inside the walls.** The 2nd step in helping to prevent freezing water pipes is to leave your kitchen cabinets open under the sink and your kitchen faucet dripping when the temperature is below freezing. Units with the kitchen sink on the outside wall are especially vulnerable when the freezing weather hits. If you have a unit next to you that you know is abandoned (either by bank or owner) please report that to the office so we can try to gain access to winterize these units.

**The Management Office needs your help PLEASE!** We are in the process of auditing each homeowner's unit file. We are looking for the following documents that are **required to be in the file by the Ashborough By Laws and Declarations** (found on our web site listed below): 1) A copy of the original Closing Statement or your deed proving titled ownership 2) A copy of the lease agreement IF your unit is rented (we ask you use the Ashborough Lease Agreement, 3) a key to your unit for Emergency access (water, gas or fire) 4) a completed resident Emergency Information Sheet (EIS) to contact you in the event of an Emergency. A copy of the EIS is located on the back of this newsletter. Please complete this form and drop it by the office at your soonest convenience.

**Please clean-up behind your pets**

**GUTTER CLEANING:** Will begin 2/10 and run thru 2/13/2015. Please remember to 1) Move any objects that will be in the way of the gutter cleaning or cleaning of your area 2) Keep your pets inside 3) Make sure to leave the back gate unlocked so they can clean the back gutters & clean up the debris.

**NEWSLETTER:** Would you like to deliver the monthly newsletter? It pays \$30.00 for the month. Please phone the office on 770-422-8192

**CHILDREN:** We have a new fence at the playground for the children's safety. Ashborough has

provided a playground and play court, both located beside the Tennis Court for children to play. Children are not permitted to play in the street, on the sidewalks or on common ground areas for their personal safety. **The Management Office continues to receive complaints about children playing where they should not be playing.**

**INSURANCE:** A meeting is scheduled at the Clubhouse on April 26th from 2:00 to 4:00 PM. The topic is homeowner's insurance needs. Also discussed will be Ashborough's coverage and what we **do not** cover. Please clear your calendars to attend this very important meeting.

**JANUARY XPENSES**

<u>Expenses</u>	<u>Amount</u>
Collections	\$ 1,780.53
Concrete	\$ 17,149.00
Electricity	\$ 844.61
Painting	\$ 2,360.00
Gas	\$ 17,659.61
Insurance	\$ 8,326.99
Landscaping	\$ 4,500.00
Office Expense	\$ 1,053.71
Payroll	\$ 7,933.54
Payroll Taxes	\$ 1,956.05
Pest Cont	\$ 600.00
Prop. Maint.	\$ 3,340.54
Trash	\$ 2,043.88
Trees	\$ 6,600.00
Water & Sewer	\$ 28,285.71
<b>TOTAL</b>	<b>\$ 104,434.17</b>

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**RESIDENT EMERGENCY INFORMATION SHEET (EIS)**

*Please take a moment to complete this form. The information is important, kept in strictest confidence, and used to contact you and/or your homeowner in the event of an emergency: gas leaks, water damage, fire, etc.*

**PLEASE PRINT**

Unit # : \_\_\_\_\_ Name: \_\_\_\_\_

Renter: \_\_\_\_\_ Owner: \_\_\_\_\_ Owner's Name \_\_\_\_\_

Mailing Address:(if different) \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

**Vehicles of Resident:**

<u>Vehicle Owners Name</u>	<u>Year/Make/Model</u>	<u>License Tag#/State</u>	<u>Color</u>
_____	_____	_____	_____
_____	_____	_____	_____

**Friend or relative not living with you to contact in case of emergency:**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Contact #'s: \_\_\_\_\_

*This information is correct to the best of my knowledge:*

X \_\_\_\_\_  
Signature Date

**Please return to:** Ashborough Condo Association Inc., P.O. Box 7268, Marietta, GA 30065

**OR bring to or drop by the Management Office**

*Office 770.422.8192, Fax 770.422.0691, ashborough@bellsouth.net*

**CONFIDENTIAL**

# Village News

MONTHLY BOARD OF DIRECTOR'S MEETING  
MONDAY MARCH 23, 2015 ~ 7:00 TO 9:00 PM

**MONTHLY ASSESSMENT FEE** ~ \$350.00 is due the 1st of each month.

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**SLOW DOWN—every month we ask everyone to slow down. And every month someone is speeding through the property. The speed limit is 10 MPH**

## **THE MAINTENANCE STAFF:**

of Ashborough are not authorized or insured to work inside your homes. We know they did in the past because the previous Maintenance Manager owned his own business and was insured. This is no longer applicable. For your convenience, we have listed trusted referrals on the back of this news letter. All referrals have either worked for Ashborough in clubhouse maintenance and repair or for a homeowner that was pleased with their work and prices. If you should have any referrals to include on this list please phone the office at the number listed below.

**Please clean-up behind your pets**

**PAINTED CONCRETE?** Is not authorized. The front stoop, steps, stone walls & sidewalks are Common Areas and do not belong to your unit. Any problems with these areas must be referred to the management office at the number listed below. Those homeowners that have painted Ashborough's concrete will be receiving letters to remove the paint as soon as possible. You may NOT alter any Common Areas of Ashborough

## **TO CLARIFY (from our By-Laws):**

The **Owned** area of the Condominium (Condo) is inside the walls of your unit.

The **Exterior** of the condo is considered from the gutters to the ground, including the fencing. It is the resident's responsibility to inspect the exterior of their condo on a regular basis and report any holes, cracks, weather damage, etc. to the Management Office as soon as possible.

The **Limited Common** area: a) Front Porch or Stoop, b) the first four (4) feet in depth and the width from inside wall to inside wall of your condo of land in front of your condo c) Back Patio, and d) the back depth of 14 feet and the width of your condo in the back, excluding the 12 inch Termite Barrier.

The **Common** Area: All that area of the Ashborough Condominiums property not described above include all other land, stoops, steps, stone walls, sidewalks, streets, parking lots, parking pads, play grounds, dog park, tennis courts, basketball court, swimming pool, etc.,

The Board of Directors must approve any changes to the Limited Common and Common areas.

**INSURANCE:** A meeting is scheduled at the Clubhouse on April 26th from 2:00 to 4:00 PM. The topic is homeowner's insurance needs. Also discussed will be Ashborough's coverage and what we **do not** cover. Please clear your calendars to attend this very important meeting.

*Please be considerate of your neighbors. We live close together so noise is a particular problem. Please keep your TV's and stereo's at a reasonable volume & be courteous when parking your vehicles within the painted lines.*

## **FEBRUARY EXPENSES**

<b><u>Expenses</u></b>	<b><u>Amount</u></b>
Attorney Fees	\$ 269.
Collections Total	\$ 362.
Electricity	\$ 1,023.
Gutters Total	\$ 3,590.
Gas	\$ 25,837.
Insurance	\$ 424.
Landscaping	\$ 4,500.
Office Expense	\$ 2,324.
Payroll	\$ 6,987.
Payroll Taxes	\$ 2,469.
Pest Cont	\$ 600.
Plumbing Total	\$ 300.
Prop. Maint.	\$ 4,560.
Trash	\$ 2,228.
Vehicle Total	\$ 5,000.
Water & Sewer	\$ 28,844.
<b>TOTAL</b>	<b><u>\$ 89,322.</u></b>

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## Ashborough Village Referral Telephone List

Name or Function	Who or What	Phone Number
Ashborough Office	Office	770-422-8192
Ashborough Office	Answering Service after hours	770-422-8192
Ashborough Office	Fax	678-829-0720
Banks Hwating & Air condition	HVAC	770-924-3338
Cab A B C	Marietta	770-422-2927
Cab Universal	Marietta	770-794-8400
Corina Pezini	Ash House Cleaner	678-887-0059
D & S Glass	glass repair and replacement	770-419-9292
Electrician	Red Foxx	678-591-7457
Enterprise Truck	Ashborough Vehicle maintenance	770-427-6526
Fire Dept #5	Ashborough fire dept	770-794-5495
Five Star Painting	Painters (interior & exterior)	404-312-4084
Becker Home Services	Handyman used by 1813-A	770-262-0064
Handyman	Handy Andy (national)	678-483-6366
HVAC	Ash Banks Heating & Air	770-924-3338
Insurance	Ashborough - Dwayne Clark / Josie	770-754-4001
Locksmith	Hallford Brothers	770-422-2483
Marietta Power	EMERGENCY	770-794-5160
Marietta Power	Customer service	770-794-5150
Plumber	Dupree Plumbing	770-428-2291
Police Pct #3	Ash-Police	770-499-4183
Tow Truck / Wrecker	Howards Wrecker Service	770-432-2613
Wellstar	Powers Ferry & Delk	770-955-8620

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# Village News

## MONTHLY BOARD OF DIRECTOR'S MEETING MONDAY APRIL 27, 2015 ~ 7:00 TO 9:00 PM

**MONTHLY ASSESSMENT FEE** ~ **INSURANCE:** Please join us for a meeting at the Clubhouse on Sunday afternoon April 26th from 2:00 to 4:00 PM. Ashborough's insurance agent, Dwayne Clark will be here to discuss the topic of homeowner's insurance needs. He will explain what Ashborough's insurance covers and what we do not cover. This should help clarify exactly what coverage, that is required by the Declarations, to request from your personal agent. This information may save you some money. Please clear your calendars to attend this very important meeting. ***There will be no insurance sales at this meeting.***

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**SCHOOL IS OUT on Thursday 5/21/15.** Please watch out for the children and let's slow those cars and trucks down.

The speed limit is **10 MPH**

**THE POOL IS SCHEDULED TO OPEN** on May 22, 2015 at 9:00AM in time for the long Memorial Day weekend. You can get the 1st key free or buy additional pool keys for \$5.00 at the management office Monday thru Friday from 8:00 AM until Noon.

**REMINDER: You will be denied access to the pool IF:**

- 1) Yours or your unit's owners association dues are past due and this includes any penalty fines on your assessment account
- 2) You rent the unit and the office does not have a current lease/rental agreement in file.

***There are no exceptions to these two Conditions.***

**Maintenance Work Referrals** for work needed in your unit are listed on the bulletin board at the Clubhouse. **Maintenance Work Requests** for exterior repairs are in the boxes beside the Bulletin Board

**The R.V. LOT** We have finally been able to clean-up, grate, level and have new gravel spread. The lot will now hold up to 20 vehicles. We have lots of space now to move the business and oversized vehicles into the lot in accordance with our By-Laws & Declarations. Only personal vehicles and trucks are permitted in the parking spaces in front of the units. This is why we have a R.V. Lot. Letters will be sent out to all residents with business and/or oversized vehicles to move them to the Lot. The rent of one (1) space in the lot is \$20.00 per month due on the 1st of each month

**POOL MONITORS NEEDED** We need a few non-smoker Pool Monitors. The job hours are 4:00PM until 9:00PM, each day and pays \$8.00 an hour. You must be 21 years of age to apply. Please call the office on 770-422-8192 if you are interested.

**GARDEN CLUB:** If you are interested in joining or participating in the 5th Annual Ashborough garden, the fee is \$20.00 total. Please contact Kathi at: [krommel@bellsouth.net](mailto:krommel@bellsouth.net).

**Please clean-up behind your pets**

### MARCH EXPENSES

<u>Expenses</u>	<u>Amount</u>
Asphalt Repair	\$ 3,850
Capital Reserve	\$ 15,000.
Collection cost	\$ 515
Electricity	\$ 1,068
Gas	\$ 25,207
Insurance	\$ 18,427
Landscaping	\$ 4,500.
Office Expense	\$ 1,024
Payroll	\$ 5,150
Payroll Taxes	\$ 1,533
Pest Cont	\$ 600.
Plumbing Total	\$ 1,285
Prop. Maint.	\$ 4,560.
Squirrel Removal	\$ 1,675
Trash	\$ 2,185.
<u>Water &amp; Sewer</u>	<u>\$ 27,999</u>
<b>TOTAL</b>	<b>\$112,204</b>

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# Village News

The ANNUAL HOMEOWNER'S MEETING is  
 Sunday June 7, 2015 ~ 3:00 to 5:00 PM

**MONTHLY ASSESSMENT FEE** ~ **The ANNUAL HOMEOWNER'S MEETING** is due the 1st of each month. **\$350.00** is due the 1st of each month.

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**PARKING** ~ If a parking spot is not marked with your unit number please don't park in it. Remember: a vehicle may remain in the **VISITOR PARKING space for ONLY 24 hours** then must be moved. All vehicles in Ashborough must have a **CURRENT TAG and NO FLAT TIRES.** We will place a sticker on the windshield of these vehicles and have them towed the next day.

**BUSINESSES:** Ashborough's property is zoned residential ONLY, **it is NOT zoned business.** You may not operate a business in Ashborough. You may not use our community services, such as central water, central gas, and we even have a limit on the tonnage of the vehicles on our central / shared roadways. All are described in the By-Laws and Declarations—see website. If not in compliance, expect a letter from the office.

**The Speed Limit is 10 MPH**

**Please, Please, Please clean up after your pets.** School will be out soon and the feces in our yards are a **health hazard** to barefoot children and our Landscaper as the mower & weed eater slings this everywhere!

**The SWIMMING POOL** is scheduled to open Friday morning May 22th at 9:00AM for the holiday week end.

**The ANNUAL HOMEOWNER'S MEETING** is June 7, 2015 in the clubhouse at 3:00 PM. Attending along with your Board of Directors will be our Attorney Jody Pesky, CPA Victor Deleme, Insurance agent Dwayne Clark and Engineer Mark Lee representing the Creek Bank Project. We look forward to seeing you at the meeting.

**Before you waste any money STOP & get Board approval**

It's spring and lots of folks will be working in the front yards so we need to point out that Ashborough is a Condominium community and the appearance of all of our property is to look uniform. You do not own anything outside of your unit, not even the parking space. "Article 6, Section 4 of the original 1973, and Article VIII, Sections, 1 through 4 of the revised 2011, By-Laws of the Ashborough Village Condominium Association Inc. (By-Laws) provides Architectural Rules and Regulations (AR&R) as follows: **No owner, occupant, lessee or lessor, or any other person may make any exterior changes,** alterations or construction, nor erect, place, or post any sign, object, light or thing on the exterior of the building or any other common element **without first obtaining the written approval of the Board or its delegate.** "

You may **ONLY use the 1st four (4)** feet in front of your unit to plant flowers or bushes and if you choose to use mulch, it must be dark brown pine bark mulch. **You may NOT:** 1) Plant a tree, 2) or vegetables, 3) place any **inanimate objects** in the yard or attached them to the building: wall hangings, flags, wind chimes, bird feeders, statues, pots, borders, windmills, signs,

especially **chairs, or Lights 4)** you may **NOT paint** or place any **covering** on any portion of the porch, stoop, steps, sidewalk, etc. **IF you are not in compliance** with these rules, we will send you a notice of the problem and a date to comply: "The front of your unit and your unit's front yard is not within compliance with Ashborough's AR&R. These infractions must be rectified by MM DD, 2015. If these items remain you will be charged a **\$25.00 a day fine** until the maintenance staff can schedule a day to remove and dispose of these items. **The appearance of our community effects the property values.**

**Swimming Pool MONITORS** are needed. You must be 21 years of age or older to apply at the office.

**APRIL EXPENSES**

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 106.
Cap Res Transfer	\$ 15,000.
Collections	\$ 1,600.
Creek Bank	\$ 2,000.
Electricity	\$ 837.
Gas	\$ 34,586
Insurance	\$ 7,745
Landscaping	\$ 4,590
Office Expense	\$ 1,624
Payroll	\$ 6,337
Payroll Taxes	\$ 3,293
Pest Cont	\$ 600
Plumbing	\$ 5,405
Pool	\$ 3,136
Prop. Maint. Other	\$ 9,402
Roof Repair	\$ 312
Trash	\$ 2,191
Vehicle	\$ 179
Water & Sewer	\$ 31,519
<b>TOTAL</b>	<b>\$130,467</b>

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 Sunday June 7, 2015 ~ 3:00 to 5:00 PM

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**Month after month and Newsletter after Newsletter, the following messages are sent and are not getting through:**

1. The Speed Limit is 10 MPH Slow Down!
2. Clean up after your pets
3. Stop parking in your neighbor's parking spaces
4. Flat tires, expired tags, no tags, damaged and inoperable vehicles will be towed
5. No oversized vehicles are permitted in Ashborough's resident parking
6. Stop washing your vehicles with community water
7. Do NOT place items at the dumpsters—take them to the Cobb County Dump
8. Children stop playing in the streets, this is very dangerous. Only play in your back yards or designated play areas

We are asking for a few residents to help us keep an eye on these offend-

ers. Please phone the Office on 770-422-8192 and confidentially report these residents and what you are seeing. Maybe when we start fining these residents \$25.00 when applicable, things will change.

## **ASHBOROUGH'S PARKING RULES AND REGULATIONS**

Please take the time to read the back of this Newsletter for the Rules and Regulations on the Parking Areas of Ashborough.

The office and maintenance staff will **begin "tagging" and towing vehicles that are in violation** of the rules and regulations. The main highlights:

- 1) The parking spaces are not yours, you did not buy them. There are two (2) residential spaces only that are assigned to your unit. These are known as "limited common areas" under the jurisdiction of Ashborough's Board Of Directors.
- 2) Over-sized vehicles are not permitted in the residential parking areas. These must be either moved off the property or the owner may rent a space in the Recreation Vehicle Parking Lot, if space is available
- 3) Actual Recreational Vehicles (boats, campers, trailers, motorcycles, etc.) of residents take president in the R. V. Lot before over-sized business vehicles. This is the purpose of the R.V. Lot.
- 4) No one is permitted more than 24 hours in a "Visitor's" spot.
- 5) Fines are \$25.00 per day for infractions.

**The ANNUAL HOMEOWNER'S MEETING** is June 7, 2015 in the clubhouse at 3:00 PM. Attending along with your Board of Directors will be our Attorney Jody Pesky, CPA Victor Delerme, Engineer Mark Lee representing the Creek Bank Project. We look forward to seeing you at the meeting.

**POOL**—if you need a pool key and can't get to the office Monday – Friday from 8AM until Noon, please phone Kim on 770-422-8192 and we will arrange for the Pool Monitor to have it for you. *You must be current on your condo fees to use the pool.*

### **MAY EXPENSES**

<b><u>Expenses</u></b>	<b><u>Amount</u></b>
Cap Res Transfer	\$ 30,000.
Collections	\$ 1,912.
Electricity	\$ 1,266.
Insurance	\$ 18,056
Landscaping	\$ 4,500
Office Expense	\$ 1,394
Painting 1189 Bldg	\$ 8,100.
Payroll	\$ 8,258
Payroll Taxes	\$ 2,821
Pest Cont	\$ 600
Plumbing	\$ 2,535
Pool	\$ 1,721
Prop. Maint. Other	\$ 3,319
Trash	\$ 2,843
Water & Sewer	\$ 29,226
<b>TOTAL</b>	<b>\$117,271</b>

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# Village News

The ANNUAL HOMEOWNER'S MEETING is Monday August 24, 2015 ~ 7:00 to 9:00 PM

**MONTHLY ASSESSMENT FEE** ~ **\$350.00** is due the 1st of each month.

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Month after month and Newsletter after Newsletter, the following messages are sent and are not getting through:

- 1) Residents continue to speed through the neighborhood. The speed limit is **10 MPH**
- 2) Clean up behind your pets!
- 3) Residents continue to park in their neighbors parking spaces
- 4) Flat tires, expired tags, no tags, damaged and inoperable vehicles
- 5) Over-sized vehicles
- 6) Residents washing their cars, when we all pay for the water they are using
- 7) Objects placed around the dumpsters that the resident needs to take to the Cobb County Dump.

We are asking for a few residents to help us keep an eye on these offenders. Please phone the Office on 770-422-8192 and confidentially report these residents and what you are seeing. Maybe when we start fining these residents \$25.00 when applicable, things will change.

*Clean up after your pet*  
**SLOW DOWN**

**THANK YOU:** to the oversized business type van and truck owners. The move of your vehicles from the residential parking to the newly restored R.V. Lot has gone relatively smoothly. There are just a few “hanger-on-ers” that are slow in moving their vehicles. But rest assured, fines are being charged and all vehicles that are not authorized in residential parking will be out soon

**NO CAR WASHING** we all share in the cost of the water for Ashborough. No homeowner wants to pay for you to wash your car!

**POOL: You must be current on your condo fees to use the pool.**

**The Play/Game Court:** next to the Playground and Tennis Court has been repaired and refinished with asphalt. We are working on a surface covering to block the heat from asphalt. The Board of Directors has chosen Alex Witting, a long time resident, graduate of Wheeler High School’s Class of 2015 and Wells Fargo’s newest teller as liaison between the Board and the neighborhood children to identify the needs and wants of the children for the play/game court.

**NEW ROOFS SCHEDULED:** The 1192 Ashborough Road roof is completed and in July: 1809, 1805 and in August the 1807 Circle buildings are in the budget for this year. *The school bus stop will be re-roofed along with these three (3) buildings.*

**REPAIR AND PAINT:** The 1189 Ashborough Drive building’s repair and paint is now finished. The next buildings scheduled to be repaired and painted are: 1809, 1805 and 1807 Circle Buildings.

**THE ANNUAL HOMEOWNER’S** Meeting was held on June 7, 2015 in the clubhouse. Sadly only 27 homeowners attended along with your Board of Directors, Attorney Jody Pesky and Engineer Mark Lee for the Creek Bank Project.

**YOUR 2015/16 BOARD OF DIRECTORS:**

Kathi Rommel	President
Della Costly	Vice President
Barbara Warner	Secretary
Brian Sheres	Treasurer
Ray Corey	Director
Shica Bowen	Director
Hussein Elsangak	Director

**JUNE EXPENSES**

<u>Expenses</u>	<u>Amount</u>
Auto Insurance	\$ 471
Collections	\$ 547
Electricity	\$ 1,347
Gas	\$ 11,652
Insurance	\$ 7,745
Landscaping	\$ 4,500
Office Expense	\$ 1,200
Painting 1189 Bldg	\$ 8,100.
Payroll	\$ 9,308
Payroll Taxes	\$ 2,727
Pest Cont	\$ 600
Play Court	\$ 9,500
Pool	\$ 909
Prop. Maint. Other	\$ 9,767
Roof Repair	\$ 540
New Roof 1192	\$ 15,000
Trash	\$ 2,256
Water & Sewer	<u>\$ 30,056</u>
<b>TOTAL</b>	<b>\$108,130</b>

**Ashborough Condominium Association**

**P.O. Box 7268, Marietta, GA 30065**

**O-770.422.8192 f-678.829.0720**

**ashborough@bellsouth.net**

**www.ashborough.managebuilding.com**

# Village News

The ANNUAL HOMEOWNER'S MEETING is Monday August 24, 2015 ~ 7:00 to 9:00 PM

**MONTHLY ASSESSMENT FEE** ~ **\$350.00** is due the 1st of each month.

Please include a late fee of \$35 if paid after the 15th. Remember to include your unit number on your check or money order. **NO CASH PLEASE.**



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## ONE LAST TIME:

Month after month and Newsletter after Newsletter, the following messages are sent and are not getting through:

Residents continue to speed The speed limit is **10 MPH**

1. Clean up behind your pets!
2. Residents continue to park in their neighbors parking spaces
3. Flat tires, expired tags, no tags, damaged and inoperable vehicles
4. Residents washing their cars, when we all pay for the water they are using
5. Objects placed around the dumpsters that the resident needs to take to the Cobb County Dump

We are asking for a few residents to help us keep an eye on these offenders. Please phone the Office on 770-422-8192 and confidentially report these residents and what you are seeing. Maybe when we start fining these residents \$25.00 when applicable, things will change.

**THANK YOU AGAIN:** to the oversized business type van and truck owners. The move of your vehicles from the residential parking to the newly restored R.V. Lot has gone relatively smoothly. Our residential parking lots in front of our homes look so much better.

**NO CAR WASHING—**We don't want the Board of Directors to raise the monthly Assessment Fee for the usage of extra water to wash cars!

**POOL: You must be current on your condo fees to use the pool.** AND the pool monitors will no longer be at the pool the day after **Labor Day.** Please swim at your own risk. We will leave the pool open as long as the warm weather holds.

**The Play/Game Court:** next to the Playground and Tennis Court has been refinished with a concrete type surface covering to block the heat. Alex Witting, a long time resident, is working as liaison between the Board and the children to identify the game types to be painted on the new surface.

**New Roofs Finished:** The 1192, 1809, and 1807 roofs are finished. 1805 and school bus stop roofs are scheduled for late August.

**REPAIR AND PAINT:** The 1809 building's repair are finished and painting will begin 8/3/15. When finished, Five Star will move to the 1807 building to repair and paint. 1805 is scheduled for September.

**The A R & R (Architectural Rules and Regulations)** govern primarily the appearance of our property to achieve a uniform look. These rules are in place to enhance the value of your property. One of these rules is no signs of any type in the yards. You do not own the yard and signs cause problems for the Landscapers. You may **ONLY** display a "Sign" (of any type examples = For Sale, Security companies small sign) at the bottom of your front window closest to the front door. If you have bushes in the way, please phone the office and we will Ask the Landscaper to trim your bushes.

## JULY EXPENSES

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 2,306
Electricity	\$ 1,458
Gas	\$ 11,279
Insurance	\$ 27,687
Landscaping	\$ 4,530
Office Expense	\$ 6,591
Painting 1189 Bldg	\$ 8,100.
Payroll (3 Pay Periods)	\$ 15,925
Payroll Taxes	\$ 2,927
Pest Cont	\$ 1,450
Play Court	\$ 2,500
Plumber	\$ 2,605
Pool	\$ 120
Prop. Maint. Other	\$ 3,889
Roof Replacement	\$ 39,244
Trash	\$ 2,249
Tree Removal	\$ 2,250
Water & Sewer	\$ 21,357
<b>TOTAL</b>	<b>\$152,380</b>

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[www.ashborough.managebuilding.com](http://www.ashborough.managebuilding.com)

# Village News

The ANNUAL HOMEOWNER'S MEETING is  
Monday September 28, 2015 ~ 7:00 to 9:00 PM

**MONTHLY ASSESSMENT FEE** ~ **\$350.00** is due the 1st of each month.

Please include a late fee of \$35 if paid after the 15th. Remember to include your unit number on your check or money order. **NO CASH PLEASE.**



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## ONE LAST TIME didn't work so here it is AGAIN!:

Month after month and Newsletter after Newsletter, the following messages are sent and are not getting through:

Residents continue to speed The speed limit is **10 MPH**

1. Clean up behind your pets!
2. Residents continue to park in their neighbors parking spaces
3. Flat tires, expired tags, no tags, damaged and inoperable vehicles
4. Residents washing their cars, when we all pay for the water they are using
5. Objects placed around the dumpsters that the resident needs to take to the Cobb County Dump

We are asking for a few residents to help us keep an eye on these offenders. Thank You to those few that have called with info on these infractions. Maybe when we start fining these residents \$25.00 when applicable, things will change.

**NO CAR WASHING**—We don't want the Board of Directors to raise the monthly Assessment Fee for the usage of extra water to wash cars!

**POOL:** *You must be current on your condo fees to use the pool.* **AND the pool monitors will no longer be at the pool the day after Labor Day. Please swim at your own risk. We will leave the pool open as long as we have warm weather.**

**THE GAME COURT:** We have ordered benches for the Game Court and Tennis Court. The benches were ordered in green. They are made from recycled heavy polypropylene. This way they're will be NO maintenance in the future. The Game court will be "stripped" for baseball, hop scotch, basketball, four square & soccer in green paint.

**THE TENNIS COURT:** The green benches are on their way.

**NEW ROOF:** The 1805 Building is scheduled for roofing on 9/10/15 along with the school bus stop.

**REPAIR AND PAINT:** The 1805 building's repair and painting will begin on 9/11/15. This work is contracted to Five Star. They also repaired and painted the 1807 & 1809 buildings.

**FENCES:** We are working on 1197, then we are moving to the 1202 building to finish that row. Painting of fences will begin soon

**The A R & R (Architectural Rules and Regulations)** govern primarily the appearance of our property & are in place to enhance the value of your home. One of these rules is "no signs of any type in the yards". You do not own the yard and signs cause problems for the Landscapers. You may **ONLY** display a "Sign" (of any type examples = For Sale, Security companies small sign, etc) at the bottom of your front window closest to the front door. If you have bushes in the way, phone the office and we will Ask the Landscaper to trim your bushes.

## AUGUST EXPENSES

<u>Expenses</u>	<u>Amount</u>
Accountant	\$ 2,950
Alarm (Qtly)	\$ 718
Bldg Repair Total	\$ 3,250
Capital Reserve	\$ 15,000
Collection Total	\$ 108
Electricity	\$ 1,472
Gas	\$ 10,956
Insurance	\$ 18,760
Landscaping	\$ 4,530
Office Expense	\$ 1,370
Paint & Repair 1809 & 7	\$ 14,775
Payroll	\$ 9,929
Payroll Taxes	\$ 3,094
Pest Cont	\$ 600
Plumber	\$ 1,327
Pool	\$ 142
Prop. Maint. Other	\$ 6,085
Trash	\$ 3,162
Vehicle Repair	\$ 1,427
Water & Sewer	\$ 22,174
<b>TOTAL</b>	<b>\$121,681</b>

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# Village News

The ANNUAL HOMEOWNER'S MEETING is  
Monday October 26, 2015 ~ 7:00 to 9:00 PM

**MONTHLY ASSESSMENT FEE** ~ \$350.00 is due the 1st of each month.

Please include a late fee of \$35 if paid after the 15th. Remember to include your unit number on your check or money order. **NO CASH PLEASE.**



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**THE TENNIS COURT and GAME COURT:** The green benches are in.

**NEW ROOF:** The 1805 Building has it's new roof along with the School Bus Stop.

**REPAIR AND PAINT:** The 1805 building has been repaired & painted.

**PAINT:** The 1806 building will have only the white siding painted crème/beige to match the 1805 & 1807 Buildings.

## Please Be Safe

## HAPPY HALLOWEEN



With cooler weather more folks will be working in their yards: **So here are a Few Reminders:**

- You only have authority by the Declarations to garden (flowers & Bushes NO vegetables) the 1st 4 feet in front of your downstairs window.
- You may NOT have a border of any type in front of your garden
- If you want to use mulch in this area, it must be chocolate brown pine chips or mulch.

**DUMPSTERS:** Ashborough has 12 dumpsters located around the property. Over the past three years, we have replaces 4 dumpster fences per year. All 12 have been replaced and the project is now ended. We also have "Top Locks" now on all dumpsters. Hopefully this will stop the construction materials from being dumped at Ashborough. If you see anyone dumping anything other than household bagged garbage and trash OR defacing the dumpster fences in any way—Please call 770-422-8192 and the answering service will contact the Property Manger.

**SWIMMING POOL** is now closed

**PAST DUE HOA FEES:** continue to be a serious problem. Our current percentages of Past Due Homeowners has lost us our FHA certification. If you are having financial difficulties, Please phone the office 770-422-8192 and speak to Vivian Brandt, Property Manager. All fees are due the 1st of the month and the system adds a \$35.00 late fee after the 15th

**TRICK OR TREAT reminders:** if the porch light is ON, you may ring the door bell or knock to trick or treat. IF the porch light is OFF, please do not disturb the Resident.

**PLEASE PLEASE PLEASE**

Drive slowly and watch for the children Trick or Treating on Saturday **October 31, 2015**

### SEPTEMBER EXPENSES

Expenses	Amount
Attorney	\$ 2,471
Collection Total	\$ 3,044
Electricity	\$ 1,458
Gas	\$ 10,985
Insurance	\$ 8,630
Landscaping	\$ 4,500
Office Expense	\$ 2,106
Payroll	\$ 10,162
Payroll Taxes	\$ 3,298
Pest Cont	\$ 600
Pool	\$ 268
Prop. Maint. Other	\$ 3,844
Roof	\$ 15,546
Taxes	\$ 453
Trash	\$ 2,752
Water & Sewer	\$ 27,568
<b>TOTAL</b>	<b>\$112,689</b>

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# Village News

The Monthly HOMEOWNER'S MEETING is Monday December 14, 2015 7:00 to 9:00 PM

**MONTHLY ASSESSMENT FEE** ~ \$350.00 is due the 1st of each month.

Please include a late fee of \$35 if paid after the 15th. Remember to include your unit number on your check or money order. **NO CASH PLEASE.**



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**NEW ROOF:** The 1816 Building was re-roofed in October and the 1820 Building is scheduled for its new roof on 11/10/15. This concludes the new roofs for 2015/16.

**PAINT:** The 1806 building had the white siding painted crème/beige to match the 1805 & 1807 Buildings. We will resume in the Spring.

**FENCES** are finished at the 1202 building. The next most visible fence to be repaired and painted is the 1805 building. Completed and ready to be painted are 1204, 1202, 1197 and 1194. New fences for 2016 will be announced later.

**A big Thank You to everyone: Halloween night was safe and uneventful.**

**Please see the Cobb County Citation on the back of this Newsletter.**

This informed management that all applicable rules in our GR&R governing roads and parking spaces in the residential areas also apply to the Recreation Vehicle Lot (R. V. Lot). **All vehicles must be operable and have a current tag.** This means: NO storage vehicles, NO flat tires, NO wrecked vehicles, NO tag or an expired tag. And, NO tractor/trailer "Rigs" parked on the property anywhere at any time. The vehicles with these infractions are currently being towed out of the residential areas and will now be towed from the R. V. Lot. **The R.V. LOT & the ground just in front are scheduled for asphalt paving as soon as we have a few dry days.** We can not afford to pay a fine. If you have any questions, phone the office on 770-422-8192.

**Clean up after your pet**

**AR&R:** (Architectural Rules and Regulations) this is the way the property looks. All front yards are to be uniform in general appearance. **Here are a Few Reminders:** 1) You have authority by the Declarations to garden (flowers & bushes NO vegetables) only the 1st 4 feet in front of your downstairs window. 2) No objects (only plants) are allowed in this area, Example: statues, rocks, pin wheels, lights, flags, toys, etc. 3) You may NOT have a border of any type in front of your garden 4) If you want to use mulch in this area, it must be chocolate brown pine chips or mulch.

**Please Be Safe**



**PAST DUE HOA FEES:** continue to be a serious problem. Our current percentages of Past Due Homeowners has lost us our FHA certification. If you are having financial difficulties, Please phone the Property Manager Vivian Brandt on 770-422-8192.

**OCTOBER EXPENSES**

<u>Expenses</u>	<u>Amount</u>
Electricity	\$ 1,402
Gas	\$ 11,134
Insurance	\$ 8,340
Landscaping	\$ 4,700
Office Expense	\$ 2,134
Payroll	\$ 9,050
Payroll Taxes	\$ 2,899
Pest Control	\$ 600
Pool	\$ 266
Prop. Maint. Other	\$ 10,720
Roof	\$ 15,594
Trash	\$ 2,606
Water & Sewer	\$ 25,549
<b>TOTAL</b>	<b>\$129,327</b>

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# Village News

The Monthly HOMEOWNER'S MEETING is Monday December 14, 2015 7:00 to 9:00 PM

**MONTHLY ASSESSMENT FEE** ~ **\$350.00** is due the 1st of each month.

Please include a late fee of \$35 if paid after the 15th. Remember to include your unit number on your check or money order. **NO CASH PLEASE.**



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**GUTTERS:** All gutters were cleaned in November. Ashborough's maintenance staff are currently working on problems identified by the cleaning crew.

**FENCES:** The next most visible fence to be repaired is the 1805 building. Completed and ready to be painted (*when we have five (5) consecutive days of sunshine* are 1204, 1202, 1197 and 1194.

**R. V. LOT:** Has been paved to comply with the citation from Cobb County we received last month. All rules & regulations pertaining to the residential parking spaces in front of the units, also apply to the R. V. Lot. ALL Vehicles must be operable and have current tags. This lot is no longer available for the storage of vehicles, materials or items. PLEASE if you have any questions, don't hesitate to phone the office on 770-422-8192

**CHRISTMAS TREE DISPOSAL:** **Reminder:** your Christmas Decorations must be removed by January 15, 2016. If you have a live tree, after Christmas you may put the tree in the large dumpster located just in front of the Maintenance Shop Yard by the Dog Park.

**'TIS THE SEASON:** Please be safe during the Holiday Season.

- 1) Keep your doors & windows & CAR locked at all times. If you make several trips to & from your car, be sure to lock it every time.
- 2) Non-Emergencies: missing packages, suspect activities, etc, you may phone **770-499-4183** this is Ashborough's Police Precinct non-emergency number.
- 3) Emergencies, and when you hear anything that sounds like or appears to be violence **Call 911.**

**Remember each resident is responsible for their own safety.**

**Federal Express, USPS and UPS** packages: The Management Office cannot accept packages for you. Please make sure your delivery service has your correct address. Remember we have duplicate numbers on Road and Circle: 1810, 1812, 1814& 1818.



## **BE CAREFUL WITH FIREWORKS**

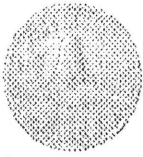
We live in very close quarters. **IF any fireworks were to land on the roofs we could have a fire. Please do not set off firework on the property**



## **NOVEMBER EXPENSES**

<u>Expenses</u>	<u>Amount</u>
Office Alarm	\$ 279
Cap Res Transfer	\$ 41,365
Electricity	\$ 1,232
Gas	\$ 11,990
Gutter Cleaning	\$ 3,590
Insurance	\$ 7,975
Landscaping	\$ 4,600
Office Expense	\$ 939
RV Lot paving	\$ 14,000
Payroll	\$ 8,534
Payroll Taxes	\$ 2,674
Pest Control	\$ 989
Prop. Maint. Other	\$ 4,365
Roof 1820 Rd.	\$ 15,564
Trash	\$ 2,380
Water & Sewer	\$ 25,533
<b>TOTAL</b>	<b>\$146,025</b>

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Cobb County - Connect the Best!

# COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY Code Enforcement Division

Mailing Address  
P.O. Box 649  
Marietta, Ga. 30061

Physical Address  
1150 Powder Springs Rd.  
Suite 400  
Marietta, Ga. 30064

Fax: (770) 528-2092

## Notice of Violation

Violation Number: CODE-2015-08761

Date: 9/30/2015

The Cobb County Code Enforcement Division has grounds to believe the property located at:

***Name and Address blocked by Ashborough Condo. Assoc. Inc.***

RM-12

(Address)

(City/State/Zip)

(Dist)

(Land Ld)

(Par)

(Zoning)

and/or

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from September 30, 2015. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

<u>Violation</u>	<u>Code Section</u>	<u>Requirement for Compliance</u>
NON COMPLIANCE VEHICLES	134-277 (a) - (f)	All vehicles must display current tags and be operable.
PARKING STANDARDS	134-272 (5) b & c	All vehicles must be parked on a hardened/treated surface. All tires must be on hardened/treated surface. Surface must be installed flush with the ground and capable of supporting all vehicle/equipment tires without driving onto or over an unapproved parking surface.
PERMITTED USE/PARKING VEHICLES	134-197 (3)	Provide parking for on-site vehicles only with gross vehicle weight of less than 12,500 pounds. Cease to allow off site vehicles to park on this property.
USE LIMITATION/ BUSINESS VEHICLES	134-197 (11) c	Only one business vehicle weighing less than 12,500 lbs. gross vehicle weight allowed at residence.
PERMITTED USE/CUSTOMARY HOME OCCUPATION	134-197 (3)	Observe all Customary Home Occupation (CHO) regulations. No employees, clients, materials, equipment, etc. allowed at residence. Only 1 business vehicle weighing less than 12,500 lb. gross vehicle weight is allowed at residence.

**Nick Walker (nicholas.walker@cobbcounty.org)**

**770 528-2031**

Officer

Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.